

**HIGHLAND REDEVELOPMENT COMMISSION
STUDY SESSION MINUTES
WEDNESDAY, January 28, 2015**

Members of the Highland Redevelopment Commission ("RC", "Commission") met on Wednesday, January 28, 2015, at 6:45 PM in the Upper Conference Room within the Municipal Building at 3333 Ridge Road, Highland, Indiana. President Greg Kuzmar called the meeting to order. Minutes were prepared by Cecile Petro, Redevelopment Director.

ROLL CALL: Commissioners present included Greg Kuzmar, Jim Kessler and Dominic Noce. Also in attendance were Economic Development Commissioner George VandeWerken, Councilman Dan Vassar, and Redevelopment Director Cecile Petro.

General Substance of the Discussion

1. Art and Cultural District

Commissioners discussed various properties within the proposed area of the Art/Cultural District. The Director stated that INDOT has not provided a purchase order which would allow the Commission to move forward with the planning grant.

The Director stated that the two appraisals for 8630 Kennedy Avenue, the former Ace Hardware building, have been received. One appraisal stated \$115,000.00 as the appraised price and the other stated \$117,000.00, for an average price of \$116,000.00. According to statute, \$116K is the highest initial offer that can be made to the owner. The Commission directed the Director to inform the owner of the potential offer.

The Director stated that after several offers and counter offers, another offer was sent to the owner of the property to the north of the Town Theatre (8610 & 8612 Kennedy Avenue). It is the intention of the Commission to purchase the two properties.

2. Town Theatre

The Director informed the Commission that the Highland Community Foundation is willing to write a grant proposal to utilize one of two projectors from the Town Theatre as an art object in the downtown. The grant would be funded by the Legacy Foundation.

President Kuzmar explained his visit to the town Theatre after staff from the Highland Public Works department provided initial information on the area above the ceiling. He found four wooden trusses that span the roof structure within the auditorium of the theatre. The integrity of the roof is unknown. He suggested that the next step would be to remove the seats. Once that is completed, a contract with a structural engineer should provide a better idea of the roof structure and possible contamination. Inquiries will be made.

President Kuzmar also informed the group about a meeting he attended with the Director and with an architect from VOA, the firm that provided architectural information for the presentation before the Town Council. The architect provided hard copies of electronic images, measurements, and concepts of the theatre. A small electronic drive was also provided. These were deliverables from the first contract.

3. Facade Improvement Grant Application

Commissioners stated that they would like to have more time to review the present application. This will be reviewed at the next meeting.

4. **29921 Jewett Street & 2917 Highway Avenue**

Commissioners reviewed and discussed the quotes provided by Actin Contracting, LLC and Krooswyk Trucking. A decision will be made at the next meeting.

5. **Development in Highland**

The Director updated the Commission on potential projects within the town.

Discussion ended at 9:50 PM.